

ORIGINAL



TRV

2017038445

17 PGS

Zoning Case No. C14-2016-0049
and C14-2016-0050

RESTRICTIVE COVENANT

OWNER: Capital Metropolitan Transportation Authority, a public political subdivision of the State of Texas

OWNER ADDRESS: 2910 East 5th Street, Austin, Texas 78702

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: Description of 6.819 acres (297,032 square feet) of land, more or less, out of Lots 8 through 44, Central Row, a subdivision of record in Book V, Page 661, Plat Records, Travis County, Texas, out of Outlots 1 and 2, Division "O", of the government outlots adjoining the Original City of Austin, Travis County, according to the map or plat of said government outlots dated January 1840, on file in the General Land Office, same being out of that tract of land described in Parcels 1, 2, 3 and 4 in a deed to Capital Metropolitan Transportation Authority, of record in Volume 10703, Page 972, Real Property Records, Travis County, Texas, and that portion of Brushy Street vacated and conveyed to Capital Metropolitan Transportation Authority, of record in Document No. 2015202067, Official Public Records, Travis County, Texas; said 6.819 of one acre being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant, and;

Description of 3.349 acres (145,880 square feet) of land, more or less, out of Lots 45 through 58, Central Row, a subdivision of record in Book V, Page 661, Plat Records, Travis County, Texas, out of Outlot 3, Division "O", of the government outlots adjoining the Original City of Austin, Travis County, according to the map or plat of said government outlots dated January 1840, on file in the General Land Office, same being out of that tract of land described in Parcels 5 and 6 in a deed to Capital Metropolitan Transportation Authority, of record in Volume 10703, Page 972, Real Property Records, Travis County, Texas, and out of Attoyac Street in Austin, Travis County, Texas; said 3.349 acres being more particularly described by metes and bounds

20170302-062

-063

in Exhibit "B" incorporated into this covenant (cumulatively referred to as the "Property"),

WHEREAS, the Owner (the "Owner", whether one or more) of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant ("Agreement"). These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds the total traffic generation for the Property as specified in that certain Traffic Impact Analysis ("TIA") prepared by Stantec, Inc., dated October 5, 2016, or as amended and approved by the Director of the Development Services Department. All development on the Property is subject to the Development Services Department, Transportation Review Section's staff memorandum ("memorandum") dated November 2, 2016, and any amendments to the memorandum that address subsequent TIA updates for the Property. The TIA and memorandum shall be kept on file at the Development Services Department.
2. If any person or entity shall violate or attempt to violate this Agreement, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such Agreement, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this Agreement is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this Agreement, and such remaining portion of this Agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this Agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This Agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the Owner(s) of the Property, or a portion of the Property, subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the 2nd day of March, 2017.

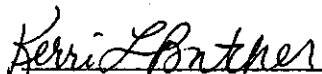
OWNER:

Capital Metropolitan Transportation Authority, a
public political subdivision of the State of Texas

By: 

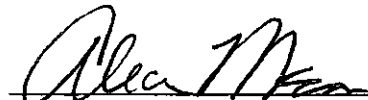
Linda Watson,
President/CEO

APPROVED AS TO FORM:



~~Shawn Jamail,~~ Kerri Butcher
~~Deputy Counsel~~ Chief Counsel
Capital Metropolitan Transportation Authority,
a public political subdivision of the State of Texas

APPROVED AS TO FORM:



Assistant City Attorney
City of Austin

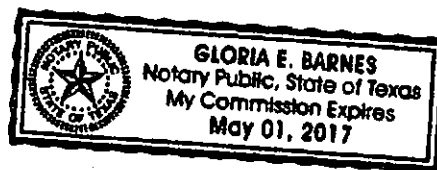
THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 2nd day of March, 2017,
by Linda Watson, as President/CEO of Capital Metropolitan Transportation Authority, a public
political subdivision of the State of Texas, on behalf of said entity.

Gloria E. Barnes
Notary Public, State of Texas



FIELD NOTES FOR 6.819 ACRES OF LAND

DESCRIPTION OF 6.819 ACRES (297,032 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOTS 8 THROUGH 44, CENTRAL ROW, A SUBDIVISION OF RECORD IN BOOK V, PAGE 661, PLAT RECORDS, TRAVIS COUNTY, TEXAS, OUT OF OUTLOTS 1 AND 2, DIVISION "O", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS DATED JANUARY 1840, ON FILE IN THE GENERAL LAND OFFICE, SAME BEING OUT OF THAT TRACT OF LAND DESCRIBED AS PARCELS 1, 2, 3 AND 4 IN A DEED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN VOLUME 10703, PAGE 972, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND THAT PORTION OF BRUSHY STREET VACATED AND CONVEYED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN DOCUMENT NO. 2015202067, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 6.819 OF ONE ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the southeast corner of this tract, said Lot 44, and said Capital Metropolitan Transportation Authority (CapMetro) Parcel 4 tract, same being in the west line of Waller Street and the north line of Fourth Street, said point of beginning having a State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid value of N=10,068,886.20, E=3,117,953.84, from which a 1/2" iron rod found at the southwest corner of Lot 45 in said Central ROW subdivision and the southwest corner of Parcel 5 in said CapMetro deed recorded in said Volume 10703, Page 972, same being in the east line of Waller Street, bears S69°38'09"E 60.00 feet;

THENCE, with the south line of this tract, the following thirteen (13) courses, numbered 1 through 13:

1. with the south line of said Lots 44 through 34 and said CapMetro Parcel 4 tract and the north line of Fourth Street, N69°21'54"W 281.25 feet to a calculated point at the southwest corner of said Lot 34 and said CapMetro Parcel 4 tract, same being in the east line of Medina Street, from which a 1/2" iron rod found bears S37°02'56"W 1.36 feet;
2. with the west line of said Lot 34 and said CapMetro Parcel 4 tract and the east line of Medina Street, N20°45'15"E 100.00 feet to a 1/2" iron rod set with a plastic cap at the northwest corner of said Lot 34;
3. with a north line of Medina Street, N69°21'54"W 60.00 feet to a 1/2" iron rod set with a plastic cap at the northeast corner of said Lot 33, same being in the east line of said CapMetro Parcel 3 tract and the west line of Medina Street;

4. with the east line of said Lot 33 and said CapMetro Parcel 3 tract and the west line of Medina Street, **S20°45'15"W 100.00 feet** to a 1/2" iron rod at the southeast corner of said Lot 33 and said CapMetro Parcel 3 tract, same being in the north line of Fourth Street;
5. with the south line of Lots 33 through 23 and said CapMetro Parcel 3 tract and the north line of Fourth Street, **N69°21'54"W 279.91 feet** to a 1/2" iron rod found with cap at the southwest corner of said Lot 23 and said CapMetro Parcel 3 tract, same being in the east line of San Marcos Street;
6. with the west line of said Lot 23 and said CapMetro Parcel 3 tract and the east line of San Marcos Street, **N20°45'15"E 100.00 feet** to a 1/2" iron rod set with a plastic cap at the northwest corner of said Lot 23;
7. with a north line of San Marcos Street, **N69°21'54"W 59.64 feet** to a 1/2" iron rod set with a plastic cap at the northeast corner of said Lot 22, same being in the east line of said CapMetro Parcel 2 tract and the west line of San Marcos Street;
8. with the east line of said Lot 22 and said CapMetro Parcel 2 tract and the west line of San Marcos Street, **S20°45'15"W 100.00 feet** to a 1/2" iron rod found at the southeast corner of said Lot 22 and said CapMetro Parcel 2 tract, same being in the north line of Fourth Street;
9. with the south line of said Lots 22 through 12 and said CapMetro Parcel 2 tract and the north line of Fourth Street, **N69°21'54"W 275.08 feet** to a 1/2" iron rod found with cap at the southwest corner of said Lot 12 and said CapMetro Parcel 2 tract, same being in the east line of Brushy Street;
10. with the west line of said Lot 12 and said CapMetro Parcel 2 tract and the east line of Brushy Street, **N20°39'26"E 40.00 feet** to a 1/2" iron rod set with a plastic cap;
11. **N70°00'48"W 60.00 feet** to a 1/2" iron rod set with a plastic cap in the east line of said CapMetro Parcel 1 tract and the said Lot 11;
12. with the east line of said Lot 11 and said CapMetro Parcel 1 tract and the west line of Brushy Street, **S20°39'26"W 39.32 feet** to a mag nail found at the southeast corner of said Lot 11 and said CapMetro Parcel 1 tract, same being in the north line of Fourth Street;
13. with the south line said Lots 11 through 8 and said CapMetro Parcel 1 tract and the north line of Fourth Street, **N69°21'54"W 99.95 feet** to a 1/2" iron rod set with a plastic cap at the southwest corner of said Lot 8 and the southwest corner of the remainder of said CapMetro Parcel 1 tract, same being in the west line IH-35;

THENCE, with the west line this tract and the remainder of CapMetro Parcel 1 tract and the east line of IH-35, the following three (3) courses, numbered 1 through 3:

1. with the west line of said Lot 8, **N20°37'13"E 84.45 feet** to a 1/2" iron rod found;

6.819 AC.

2. with the west line of said Lot 8, **N20°39'26"E 15.70 feet** to a 1/2" iron rod found at the northwest corner of said Lot 8;
3. **N14°32'03"E 169.07 feet** to a 1/2" iron rod found with cap at the northwest corner of this tract and the remainder of said CapMetro Parcel 1 tract, same being in the south line of Fifth Street;

THENCE, with the north line of this tract and the south line of Fifth Street, the following three (3) courses, numbered 1 through 3:

1. with the north line of said CapMetro Parcel 1 tract, and the north line of said CapMetro Parcel 2, tract **S70°35'12"E**, passing at 118.06 feet a 1/2" iron rod found with cap at the northeast corner of said CapMetro Parcel 1 tract, continuing an additional 60.01 feet passing a 1/2" iron rod found with cap at the northwest corner of said CapMetro Parcel 2 tract, continuing an additional 275.62 feet for a total distance of **453.69 feet** to a mag nail found at the northeast corner of said CapMetro Parcel 2 tract;
2. **S70°07'13"E 59.64 feet** to a 1/2" iron rod found at the northwest corner of said CapMetro Parcel 3 tract;
3. with the north line of said CapMetro Parcel 3 tract, and the north line of said CapMetro Parcel 4 tract, **S69°42'29"E**, passing at 279.92 feet a 1/2" iron rod found at the northeast corner of said CapMetro Parcel 3 tract, continuing an additional 60.00 feet, passing a mag nail found at the northwest corner of said CapMetro Parcel 4 tract, continuing an additional 281.31 feet, for a total distance of **621.23 feet** to a mag nail found at the northeast corner of this tract and said CapMetro Parcel 4 tract, same being in the west line of Waller Street, from which a 1/2" iron rod found at the northwest corner of said CapMetro Parcel 5 tract, same being in the east line of Waller Street, bears **S69°42'29"E 60.00 feet**;

THENCE, with the east line of this tract and said CapMetro Parcel 4 tract and the west line of Waller Street, **S20°45'53"W 282.44 feet** to the POINT OF BEGINNING and containing 6.819 acres, more or less, within these metes and bounds.

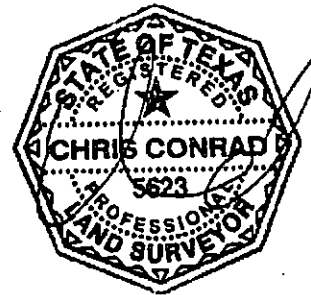
6.819 AC.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (96CORS) Datum.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPLS Firm# 10095500



A handwritten signature in cursive script, likely belonging to Chris Conrad, positioned below the surveyor's name and address.

01/06/16

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description

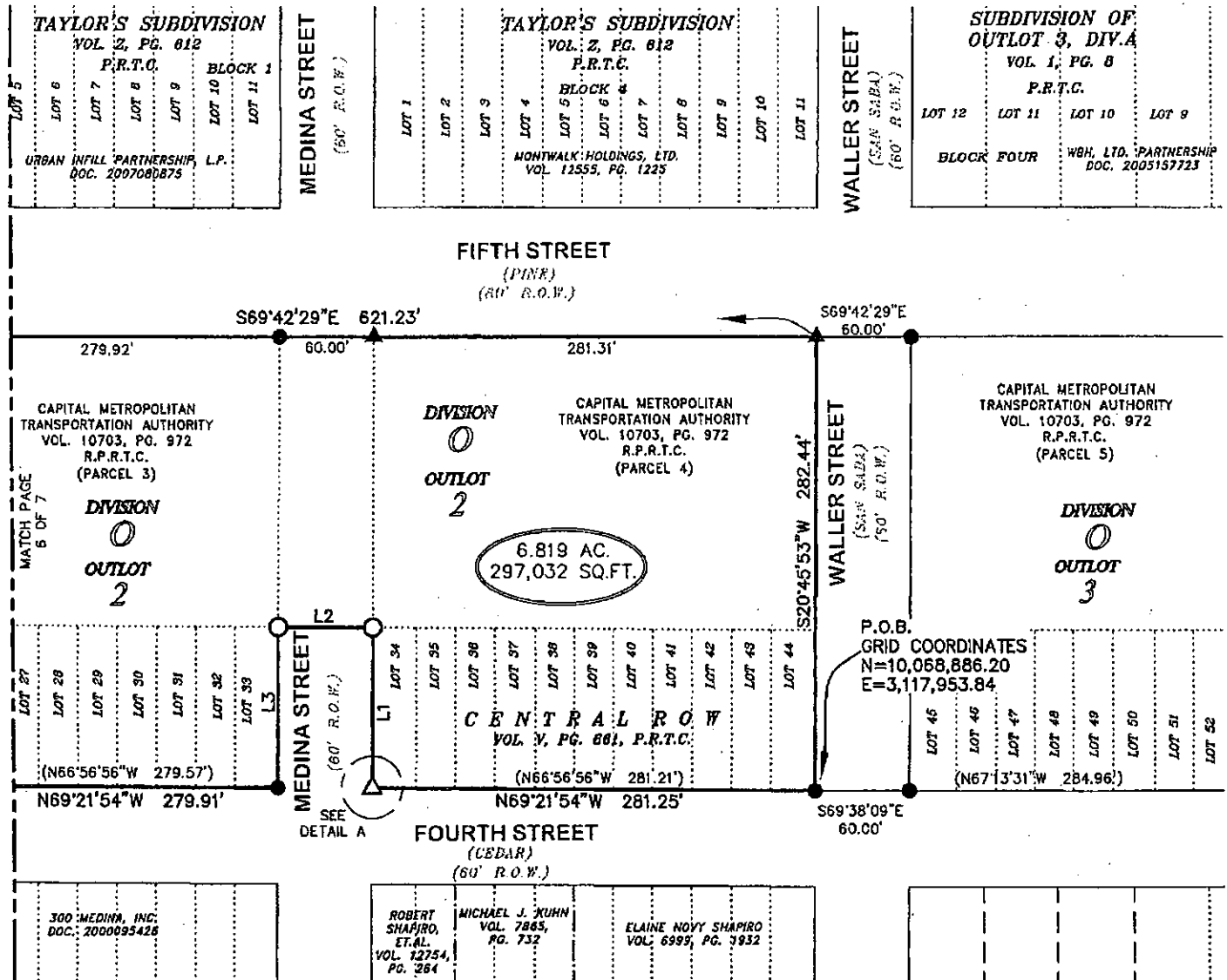
Descriptions 2014/Plaza Saltillo/Tract A

Issued 12/10/15; Revised 01/06/16

AUSTIN GRID J-22

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 6.819 AC. OR 297,032 SQ. FT.
OF LAND OUT OF LOTS 8-44, CENTRAL ROW, AND OUT OF
OUTLOTS 1 AND 2, DIVISION "O" OF THE GOVERNMENT OUTLOTS,
AUSTIN, TRAVIS COUNTY, TEXAS.



LINE TABLE

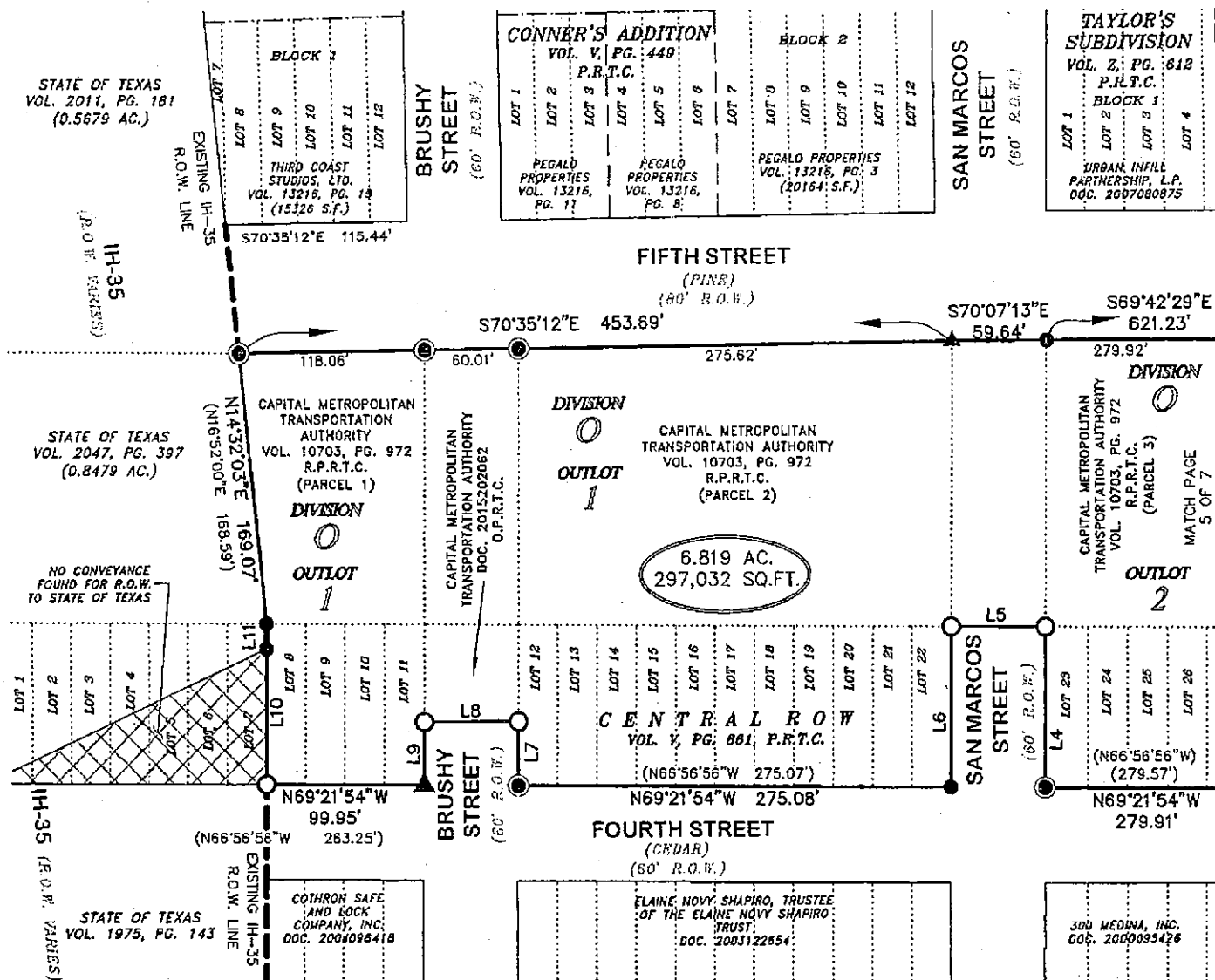
LINE	BEARING	LENGTH
L1	N20°45'15"E	100.00
L2	N69°21'54"W	60.00
L3	S20°45'15"W	100.00
L4	N20°45'15"E	100.00
L5	N69°21'54"W	59.64
L6	S20°45'15"W	100.00
L7	N20°39'26"E	40.00
L8	N70°00'48"W	60.00
L9	S20°39'26"W	39.32
L10	N20°37'13"E	84.45
L11	N20°39'26"E	15.70

SCALE 1" = 100'

PAGE 5 OF 7
SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION OF 6.819 AC. OR 297,032 SQ. FT.
OF LAND OUT OF LOTS 8-44, CENTRAL ROW, AND OUT OF
OUTLOTS 1 AND 2, DIVISION "O" OF THE GOVERNMENT OUTLOTS,
AUSTIN, TRAVIS COUNTY, TEXAS.



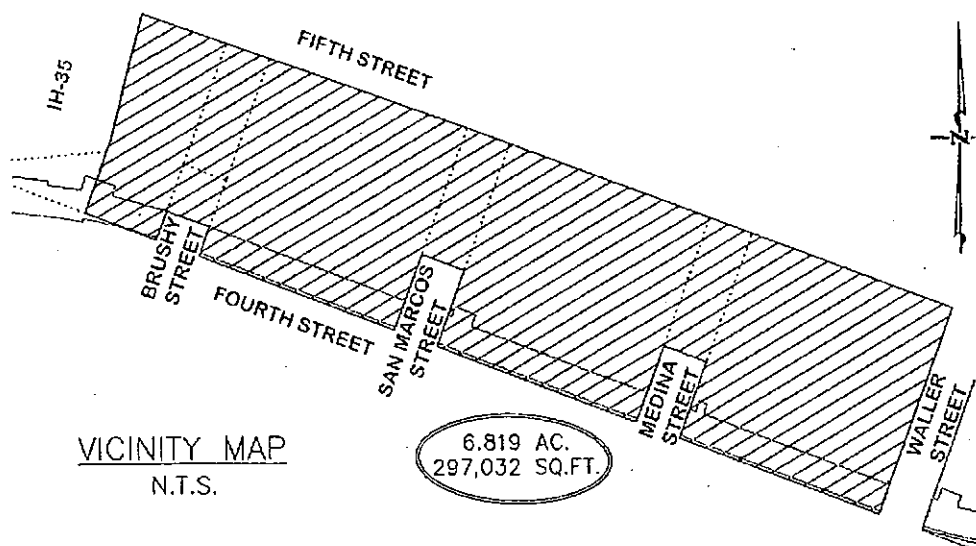
LINE TABLE		
LINE	BEARING	LENGTH
L1	N20°45'15"E	100.00
L2	N69°21'54"W	60.00
L3	S20°45'15"W	100.00
L4	N20°45'15"E	100.00
L5	N69°21'54"W	59.64
L6	S20°45'15"W	100.00
L7	N20°39'26"E	40.00
L8	N70°00'48"W	60.00
L9	S20°39'26"W	39.32
L10	N20°37'13"E	84.45
L11	N20°39'26"E	15.70

SCALE 1" = 100'

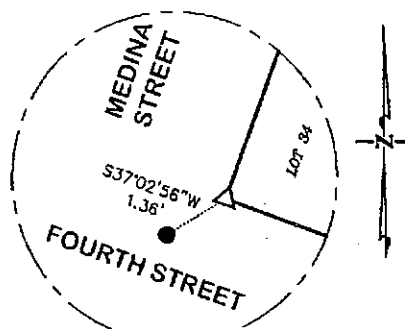
PAGE 6 OF 7
SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #8
AUSTIN, TEXAS 78731
(512) 451-8591

SKETCH TO ACCOMPANY DESCRIPTION OF 6.819 AC. OR 297,032 SQ. FT.
OF LAND OUT OF LOTS 8-44, CENTRAL ROW, AND OUT OF
OUTLOTS 1 AND 2, DIVISION "O" OF THE GOVERNMENT OUTLOTS,
AUSTIN, TRAVIS COUNTY, TEXAS.



VICINITY MAP
N.T.S.



DETAIL A:
N.T.S.

NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (96 CORS) DATUM.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.
3. REFERENCE TO THE OUTLOT OF DIVISION "O" SHOWN HEREON ARE FROM THE "TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN", DATED JANUARY, 1840, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LEGEND

- 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- ▲ MAG NAIL FOUND
- 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



Chris Conrad

01/06/16

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

M:\CMTA-IH35-COMAL\DWG\Parcels\Plaza Saltillo\Tract A-Rev1

PAGE 7 OF 7
SURVEYED BY:

REVISED: 01/06/16
ISSUED: 12/10/15

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID#: J-22

JOB NO.: 15-040

FIELD NOTES FOR 3.349 ACRES OF LAND

DESCRIPTION OF 3.349 ACRES (145,880 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF LOTS 45 THROUGH 58, CENTRAL ROW, A SUBDIVISION OF RECORD IN BOOK V, PAGE 661, PLAT RECORDS, TRAVIS COUNTY, TEXAS, OUT OF OUTLOT 3, DIVISION "O", OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, ACCORDING TO THE MAP OR PLAT OF SAID GOVERNMENT OUTLOTS DATED JANUARY 1840, ON FILE IN THE GENERAL LAND OFFICE, SAME BEING OUT OF THAT TRACT OF LAND DESCRIBED AS PARCELS 5 AND 6 IN A DEED TO CAPITAL METROPOLITAN TRANSPORTATION AUTHORITY, OF RECORD IN VOLUME 10703, PAGE 972, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND OUT OF ATTOYAC STREET IN AUSTIN, TRAVIS COUNTY, TEXAS; SAID 3.349 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rod found at the southwest corner of this tract, said Lot 45 and said Capital Metropolitan Transportation Authority (CapMetro) Parcel 5 tract, same being in the east line of Waller Street and the north line of Fourth Street, said point of beginning having a State Plane Coordinate, Texas Central Zone, NAD83 (96CORS) grid value of N=10,068,865.32, E=3,118,010.10, from which a 1/2" iron rod found at the southeast corner of Lot 44 in said Central ROW subdivision and the southwest corner of CapMetro Parcel 4 tract in said CapMetro deed recorded in said Volume 10703, Page 972, bears N69°38'09"W 60.00 feet;

THENCE, with the west line of this tract, said Lot 45, and said CapMetro Parcel 5 tract and the east line of Waller Street, N20°45'53"E 282.52 feet to a 1/2" iron rod found at the northwest corner of this tract and said CapMetro Parcel 5 tract, same being in the south line of Fifth Street, from which a mag nail found at the northeast corner of said CapMetro Parcel 4 tract bears N69°42'29"W 60.00 feet;

THENCE, with the north line of this tract and said CapMetro Parcel 5 tract, and the north line of said CapMetro Parcel 6 tract and the south line of Fifth Street, S69°42'29"E, passing at 284.96 feet a 1/2" iron rod found with cap at the northeast corner of said CapMetro Parcel 5 tract, continuing an additional 60.00 feet, passing a calculated point at the northwest corner of said CapMetro Parcel 6 tract, continuing an additional 285.08 feet, for a total distance of 630.04 feet to a 1/2" iron rod found with cap at the northeast corner of this tract and said CapMetro Parcel 6 tract, same being in the west line of Navasota Street;

THENCE, with the east line of this tract, an east line of said CapMetro Parcel 6 tract, and the west line of Navasota Street, S20°45'50"W 145.51 feet to a calculated point at an exterior ell corner of said CapMetro Parcel 6 tract, and the northeast corner of Lot 6, Block 5 of R.H. Peck Subdivision, a subdivision of record in Book 5, Page 551, Plat Records, Travis County, Texas, said Lot 6 and Lot 5 in said R.H. Peck Subdivision described in a deed to The Julie Sawyer Family Limited Partnership II, of record in Document No. 2015034568, Official Public Records, Travis County, Texas;

THENCE, with the south line of this tract, the following seven (7) courses, numbered 1 through 7:

1. with a south line of said CapMetro Parcel 6 tract and the north line of said Lots 6 and 5 and said Sawyer tract and Lots 4 and 3 in said R.H. Peck Subdivision, said Lots 4 and 3 described in a deed to James C. Daywood, Trustee, of record in Document No. 2003292407, Official Public Records, Travis County, Texas, N69°17'43"W, passing at 0.31 feet a 1/2" iron rod found, continuing 191.07 feet for a total distance of 191.38 feet to a 3/8" iron rod found at an interior ell corner of said CapMetro Parcel 6 tract and the northwest corner of said Lot 3;
2. with an east line of said CapMetro Parcel 6 tract and the east line of said Lot 58 and the west line of said Lot 3 and said Daywood tract, S20°25'52"W 139.22 feet to a 3/8 inch iron rod found at an exterior ell corner of said CapMetro Parcel 6 tract, the southeast corner of said Lot 58, and the southwest corner of said Lot 3 and said Daywood tract, same being in the north line of Fourth Street;
3. with a south line of said CapMetro Parcel 6 tract, the south line of said Lots 58 through 56, and the north line of Fourth Street, N69°35'57"W 94.50 feet to a 1/2" iron rod found with a plastic cap at the southwest corner of said Lot 56 and said CapMetro Parcel 6 tract, same being in the east line of Attoyac tract;
4. with the west line of said Lot 56 and said CapMetro Parcel 6 tract and the east line of Attoyac Street, N20°45'53"E 100.00 feet to a 1/2" iron rod found with a plastic cap at the northwest corner of said Lot 56;
5. with a north line of said Attoyac Street, N69°35'57"W 60.00 feet to a 1/2" iron rod found with a plastic cap at the northeast corner of said Lot 55, same being in the east line of said CapMetro Parcel 5 tract and the west line of Attoyac Street;
6. with the east line of said Lot 55 and said CapMetro Parcel 5 tract and the west line of Attoyac Street, S20°45'53"W 100.00 feet to a 1/2" iron rod found at the southeast corner of said Lot 55 and said CapMetro Parcel 5 tract, same being in the north line of Fourth Street;

3.349 AC.

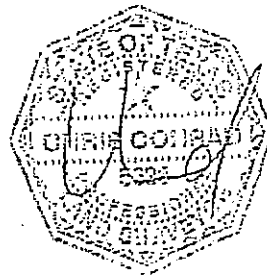
7. with the south line of said Lots 55 through 45 and said CapMetro Parcel 5 tract and the north line of Fourth Street, N69°35'57"W 284.96 feet to the POINT OF BEGINNING and containing 3.349 acres, more or less, within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas State Plane Coordinate System, Central Zone, NAD83 (96CORS) Datum.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.
3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPLS Firm# 10095500



A handwritten signature in cursive script, appearing to read "Chris Conrad", written over the professional seal.

Chris Conrad, Reg. Professional Land Surveyor No. 5623

12/10/15

Date

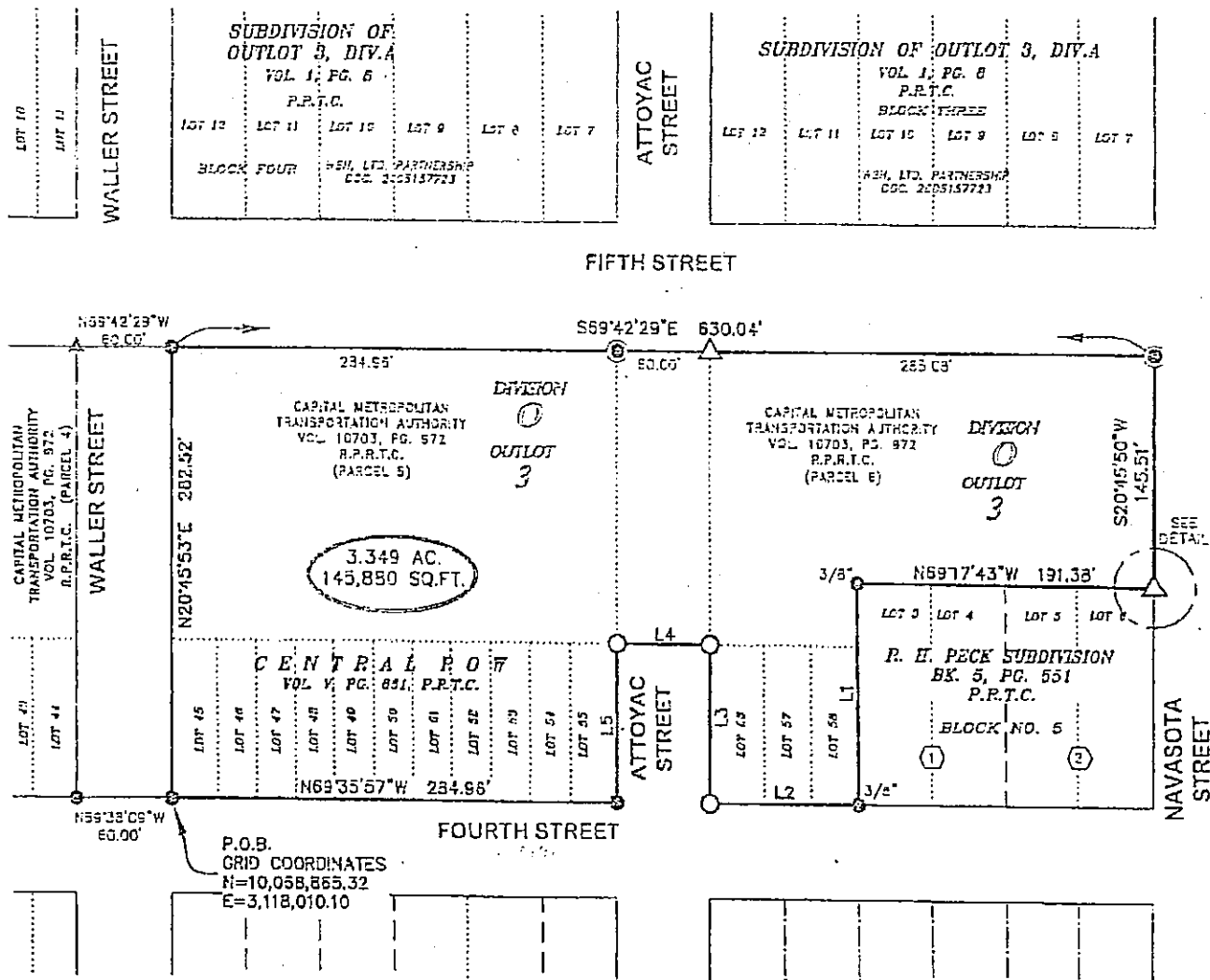
Note: This copy of this description is not valid unless an original signature through an original seal appears on its face. There is a plat to accompany this description

Descriptions 2014/Plaza Saltillo Tract B

Issued 12/10/15

AUSTIN GRID J-22

SKETCH TO ACCOMPANY DESCRIPTION OF 3.349 AC. OR 145,880 SQ. FT.
OF LAND OUT OF LOTS 45-58, CENTRAL ROW, AND OUT OF
OUTLOT 3, DIVISION "O" OF THE GOVERNMENT OUTLOTS,
AUSTIN, TRAVIS COUNTY, TEXAS.



OWNERSHIP CHART			
PROPERTY ID	OWNER	RECORD INFORMATION	EXECUTED DATE
(1)	JAMES C. DAYHOOD, TRUSTEE	DOC 2803292407, O.P.R.T.C.	DECEMBER 31, 2003
(2)	THE JULIE J. SAWYER FAMILY LIMITED PARTNERSHIP I	DOC 2015034568, O.P.R.T.C.	MARCH 5, 2015

SCALE 1" = 100'

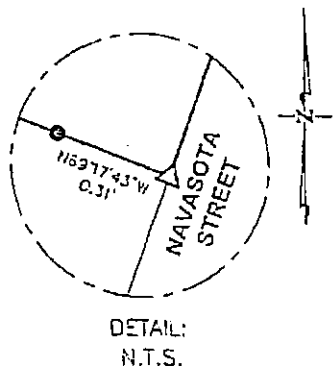
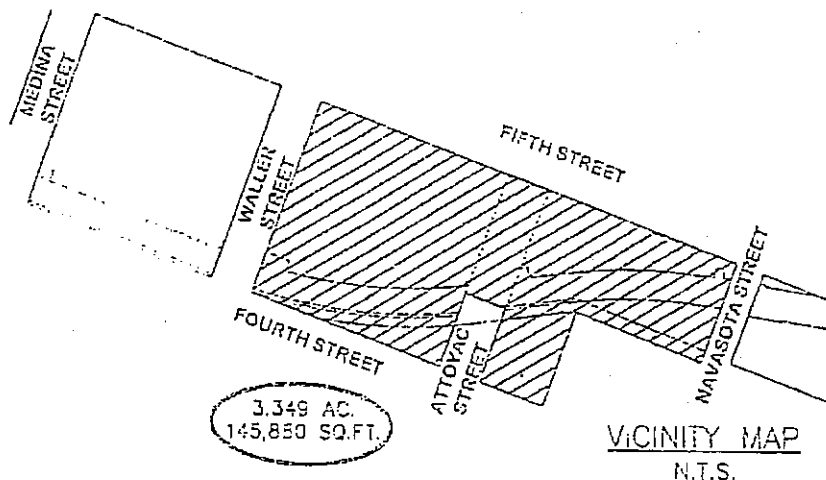
LINE TABLE		
LINE	BEARING	LENGTH
L1	S20°25'52"W	139.22
L2	N69°35'57"W	94.50
L3	N20°45'53"E	100.00
L4	N69°35'57"W	60.00
L5	S20°45'53"W	100.00

PAGE 4 OF 5
SURVEYED BY:

McGRAY & McGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

CMTA

SKETCH TO ACCOMPANY DESCRIPTION OF 3.349 AC. OR 145,880 SQ. FT.
OF LAND OUT OF LOTS 45-58, CENTRAL ROW, AND OUT OF
OUTLOT 3, DIVISION "O" OF THE GOVERNMENT OUTLOTS,
AUSTIN, TRAVIS COUNTY, TEXAS.

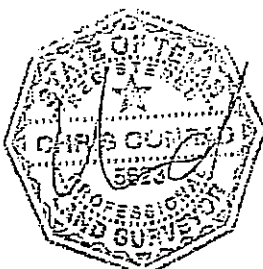


NOTES:

1. THE COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (96 CORS) DATUM.
2. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN OWNERSHIP AND EASEMENT REPORT.
3. REFERENCE TO THE OUTLOT OF DIVISION "O" SHOWN HEREON ARE FROM THE TOPOGRAPHICAL MAP OF THE GOVERNMENT TRACT ADJOINING THE CITY OF AUSTIN, DATED JANUARY, 1840, ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS.

LEGEND

- ⊙ 1/2" IRON ROD FOUND WITH CAP
- 1/2" IRON ROD SET WITH CAP "MCGRAY MCGRAY"
- ▲ MAG NAIL FOUND
- ⊙ 1/2" IRON ROD FOUND (EXCEPT AS NOTED)
- △ CALCULATED POINT
- (XXX) RECORD INFORMATION
- N.T.S. NOT TO SCALE
- P.O.B. POINT OF BEGINNING
- P.R.T.C. PLAT RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY



Chris Conrad

12/10/15

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623

DATE

Note: This copy of this plat is not valid unless an original signature through an original seal appears on its face. There is a description to accompany this plat.

PAGE 5 OF 5
SURVEYED BY: ISSUED: 12/10/15

MCGRAY & MCGRAY
LAND SURVEYORS, INC.
TBPLS FIRM# 10095500
3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731
(512) 451-8591

AUSTIN GRID# J-22

JOB NO.: 15-040

After Recording, Please Return to:
City of Austin
Law Department
P. O. Box 1088
Austin, Texas 78767
Attention: Michele Thompson, Paralegal

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

Mar 09, 2017 09:16 AM

2017038445

ESPINOZAC: \$90.00

Dana DeBeauvoir, County Clerk

Travis County TEXAS